

# **\$785,000 - 54, 1815 Varsity Estates Drive Nw, Calgary**

MLS® #A2207304

**\$785,000**

3 Bedroom, 4.00 Bathroom, 1,830 sqft  
Residential on 0.00 Acres

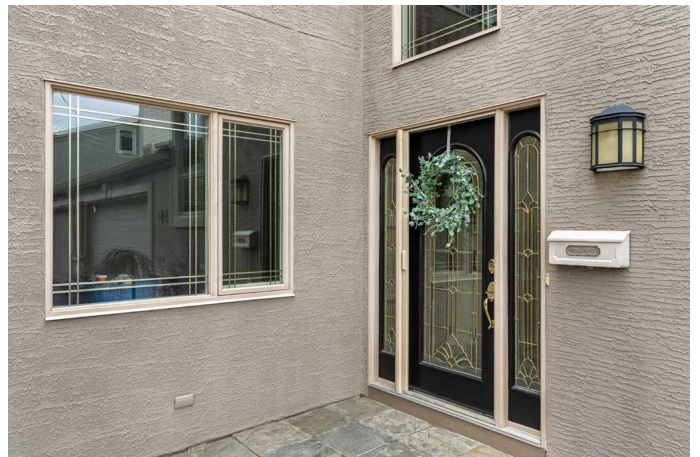
Varsity, Calgary, Alberta

OPEN HOUSE APRIL 26 and 27 Sat, Sun  
12-2 pm ! Welcome to this charming  
townhouse in the sought-after Varsity  
neighborhood of Calgary! This well-maintained  
home featuring 1 bedroom on a main floor{  
currently family room} , spacious 2 pc  
bathroom , that is easily can be converted  
back in to a 3 pc, by adding a shower or a tub .

The main floor features a bright living room  
with a wood fireplace with a gas starter that  
has been inspected and works well, a formal  
dining area, and a fully equipped kitchen,  
perfect for both everyday living and  
entertaining. Upstairs, you'll find two  
generous-sized bedrooms, along with a full  
ensuite bathroom in the primary bedroom. The  
fully finished basement provides additional  
space, including a large game room, an extra  
bedroom, a den, and a 3-piece bathroom.

Step outside to enjoy a private yard and a  
double-attached garage. The complex is  
ideally located just steps away from a golf  
course, providing picturesque views and  
outdoor recreation right at your doorstep. Plus,  
youâ€™ll appreciate being close to schools,  
parks, shopping, and other local amenities.

As a resident of this well-managed condo  
complex, youâ€™ll also have access to  
fantastic amenities, including an indoor pool,  
hot tub, fitness center, racquet court, pickle



ball court, party room and visitor parking. This home is a perfect blend of comfort, convenience, and location. Donâ€™t miss out!

Built in 1974

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2207304      |
| Price          | \$785,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 2             |
| Half Baths     | 2             |
| Square Footage | 1,830         |
| Acres          | 0.00          |
| Year Built     | 1974          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 54, 1815 Varsity Estates Drive Nw |
| Subdivision | Varsity                           |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T3B 3Y7                           |

**Amenities**

|                |   |
|----------------|---|
| Amenities      | Fitness Center, Indoor Pool, Party Room, Racquet Courts, Sauna, Visitor Parking |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Front Drive, Garage Faces Front                         |
| # of Garages   | 2   |

**Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks, Vaulted Ceiling(s), Vinyl Windows                      |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave, Refrigerator, Washer, |

|                 |   |
|-----------------|---|
|                 | Window Coverings                                    |
| Heating         | Forced Air, Natural Gas                             |
| Cooling         | None  |
| Fireplace       | Yes   |
| # of Fireplaces | 2   |
| Fireplaces      | Brick Facing, Family Room, Gas, Living Room, Mantle |
| Has Basement    | Yes   |
| Basement        | Finished, Full                                      |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Back Yard                 |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 30              |
| Zoning         | M-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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